Job #:1572.17 - PHASE 1+2				
Date: May.05, 2021				
Project Statistics				
	Permitted / Required	**PHASE 1**	**PHASE 2**	**OVERAL 1+2**
01. Site Area				
		8019 m2 86310 ft2	**7566 m2 81441 ft2**	**15585 m2 167751 ft2**
02. G.C.A(m2)				
Residential		41,834	34,559	76393
Retail		791	207	998
Total		42,624	34,766	77390
03. F.S.I				
		5.32	4.60	
04. Setbacks (m) *				
Above Grade				
East		7	0.6	
South		3	32	
West - QEW		17	16	
North		45	8.65	
Below Grade				
East		0	0	
South		0	0	
West - MTO Setback		14	14	
North		15.8	6	
05. Unit Count **				
1 Bedroom		347	219	566
2 Bedroom		213	187	400
3 Bedroom		27	56	83
Total		**587**	**462**	**1049**
06. Barrier Free Unit Count **				
1 Bedroom	15%	53	33	86
2 Bedroom	15%	32	29	61
3 Bedroom	15%	5	9	14
Total				
***Total Barrier Free units included in Total unit count above**		**90**	**71**	**161**
07. Parking Provided				
Residential	(1.0 per unit)	549	459	1008
Visitor/Retail	(0.2 per unit)	118	93	211
Total		**667**	**552**	**1219**
08. Bike Parking				
Residential		TBA	TBA	TBA
Visitor				
Total				
09. Lockers				
		TBA		
10. Building Height				
		30-35 STY	22-30 STY	
11.Amenity Space(m2)				
Indoor		2577	2039	4616
Outdoor		2879	2071	4949
Terraces/Balconies		8820	6426	15246
Total	20m2/ unit	**14275**	**10536**	**24811**

GFA definition

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding kiosk, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

LIST OF DRAWINGS

A 000 Cover Page
A 100 Site Plan
A 201 Underground Plan
A 202 Underground Plan
A 203 Underground Plan
A 301 Ground Floor Plan
A 302 2nd Floor Plan
A 303 3rd Floor Plan
A 304 4th-22nd Floor Plan
A 305 23rd-30th Floor Plan
A 306 31st-35th Floor Plan
A 307 Mechanical
A 308 Roof

A 401 Exterior Elevations
A 402 Exterior Elevations
A 403 Exterior Elevations
A 404 Exterior Elevations
A 405 Exterior Elevations
A 406 Exterior Elevations
A 407 Exterior Elevations
A 408 Exterior Elevations
A 501 Building Section

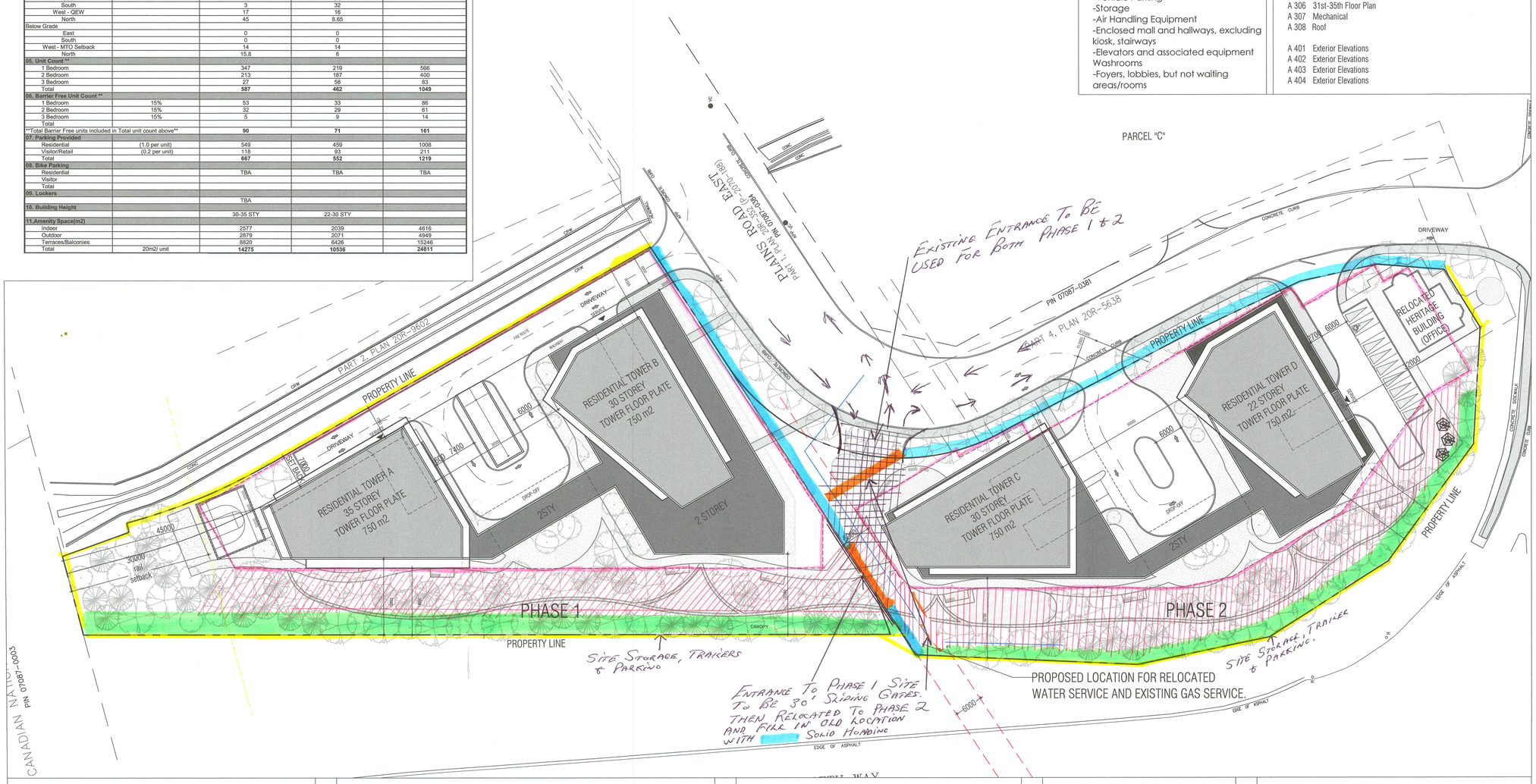
This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.



CONSTRUCTION MANAGEMENT PLAN

- LINE OF UNDERGROUND.
- 6'-0" SOLID HOARDING C/W PLYWOOD & JERSEY BARRIER
- SITE TRAILERS, HYDRO SHACK, STORAGE TRAILERS & TRADE PARKING.
- EXISTING 6' HIGH CHAIN LINK FENCE. TO HAVE SILT FENCE INSTALLED AT BOTTOM.
- ENTRANCE TO PHASE 1 SITE 30' SLIDING GATE
- TEMP. GRAVEL DRIVEWAY
- SOME EXISTING & ADDITIONAL ASPHALT DRIVEWAY TO GATES.

GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

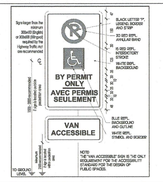
NOTES

1.Fire access route to existing buildings will be maintained during construction.
2.Accessibility for all pathway to Go Station, Wal-Mart during construction will be maintained.
3.The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4.Fire Department access route will be constructed of hard surface material such as asphalt, concrete or lockstone.

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 14,REGISTERED PLAN 99
PART OF HAMILTON & NELSON ROAD SHOWN
REGISTERED PLAN 99
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8559

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO E. GRAZIANI LICENCE 4684
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

Residential Developement

PLAINS RD
MASTER PLAN

Burlington	Ontario
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

SITE PLAN

1:450 A101

TITLEBLOCK SIZE: 610 x 900